



MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Director
Parks and Recreation Department

DATE: June 22, 1994

SUBJECT: Construction of single-slip boat dock, at 4509 Waterford Place
File # SP-94-0210DS

A request has been received from Signor Enterprises, on behalf of Pierce Brennan, to construct a covered single-slip boat dock, at 4509 Waterford Place.

This proposed boat dock will be located in an easement, within a common area that is dedicated to the property at 4509 Waterford Place. A boat dock for another property within the subdivision was reviewed and approved by the Board at the meeting held on February 23, 1993.

Parks and Recreation Department staff have reviewed the project and the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments).

Recommendation

I recommend approval of the request to construct a covered single-slip boat dock at 4509 Waterford Place, in accordance with Site Plan # SP-94-0210SP.

If I can provide you with any additional information, please contact me.


Michael J. Heitz, AIA, Director
Parks and Recreation Department

MH:PM

D I S T R I B U T I O N M E M O R A N D U M

8-JUN-1994

TO: COMMENT DUE DATE: 16-JUN-1994
FROM: SITE PLAN REVIEW DIVISION/PLANNING DEPT
SUBJECT: DEVELOPMENT PERMIT ONLY SP-94-0210DS

PROJECT: BRENNAN BOAT DOCK

4509 WATERFORD PL

CASE MANAGER: OSKOUIPOUR, JAVAD 499-2639

APPLICATION DATE: 8-JUN-1994

ZIP: 78731 FULL PURPOSE
WATERSHED: Lake Austin RURAL WATER SUPPLY

OWNER: BRENNAN, PIERCE (512)479-8252

2813 GLENVIEW AUSTIN, TX

CONTACT: PIERCE BRENNAN

AGENT: SIGNOR ENTERPRISES INC (512)327-6064

5524 WEST BEE CAVES ROAD STE K-5 AUSTIN, TX 78746

CONTACT: BRIAN RENNAKER

SITE PLAN AREA: 0.014 ACRES (599 SQ FT)

UTILITY OR STORM SEWER LENGTH: 0 LINEAR FEET

EXISTING ZONING: SF

EXISTING USE: BOATDOCK

TRACT	ACRES/SQ FT	PROPOSED USE
	0.014/ 599	BOATDOCK

RELATED CASE NUMBERS (IF ANY): C8-93-0166.0A

OTHER PROVISIONS:

QUALIFIES AS A SMALL PROJECT

TIA IS NOT REQUIRED

FEE RECEIPT #: 1427703

SUBD NAME: MT. BONNELL SHORES

BLOCK/LOT: BLOCK C, LOT 5

PLAT BOOK/PAGE: 80 PAGE 328-329

PARCEL #:

VARIANCES/WAIVERS, BONUSES:

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Date: June 6, 1994
To: City of Austin
From: Signor Enterprises Inc.
Subject: Summary letter for the Brennan boatdock at 4504 Waterford Place.

This project is in the Lake Austin Watershed as the average lake level at the proposed location is 492.8.

No impervious cover is to be proposed.

All of the project will be constructed by a barge based crain and pile driver, so no trees will be cleared.

The construction process will be: first the steel pilings are driven, the lower deck will be built then the roof structure.

Thank you,



Brian Rennaker



MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Director
Parks and Recreation Department

DATE: June 22, 1994

SUBJECT: Slaughter Creek Metropolitan Park
Request for approval of Use Agreements

Circle C Land Corp. has requested approval of drainage, storm sewer, water, and wastewater use agreements in Slaughter Creek Metropolitan Park. These use agreements are necessary to formalize existing land uses and complete the infrastructure for the neighborhoods surrounding the Park.

The enclosed information packet from Bradley Development includes a history of the development of the Park and describes in detail the use agreements requested.

The Texas Parks and Wildlife Department, as a condition for the grant to develop Slaughter Creek Park and the Veloway, required that the blanket easements within the park, that were retained by Bradley Development, be vacated.

Drainage Use Agreements

Much of Slaughter Creek Metropolitan Park is located within a drainage easement which follows the Critical Water Quality Zone of Slaughter Creek itself. The proposed drainage use agreements are required to formalize a situation that already exists where water from the upland areas flows through shallow drainage swales to the Critical Water Quality Zone. These areas have been revegetated and have returned to a semi-natural state as shown in the photograph in the information packet.

Storm Sewer Use Agreements

To improve the quality of water run-off from areas of impervious cover

it is necessary to construct Environment Control Ponds. These ponds are not located within parkland; however, in order for them to drain, a 6" diameter outlet pipe must be provided to the Critical Water Quality Zone. Construction disturbance for the installation of these small diameter pipes is minimal and the areas are revegetated with native grasses and wildflowers.

Wastewater Use Agreements

To complete the wastewater infrastructure, an interceptor sewer and laterals to connect into the proposed and existing interceptor sewers are planned. The proposed interceptor will run parallel to the south branch of Slaughter Creek (south of the soccer fields) and will connect to the existing North Bank interceptor just west of Escarpment Boulevard. The area disturbed during the construction of the existing sewer line was partially restored with a Hike and Bike Trail (see photographs in information packet). It is planned to construct a hike and bike trail as part of the restoration of the proposed interceptor sewer, which will connect with the existing trail to form a continuous loop trail. The proposed lateral lines will permit the connection of the service sewers to the interceptors.

Water Line Use Agreement

A water line use agreement is proposed, adjacent to an existing wastewater line and parallel to the west side of Loop 1 (MoPac) South. This water line will serve the proposed developments south of Slaughter Creek and will permit future connection of water service to the Veloway and the installation of water fountains.

Recommendation

I recommend approval of this request for Use Agreements in Slaughter Creek Metropolitan Park.

If I can provide you with any additional information, please let me know.



Michael J. Heitz, AIA, Director
Parks and Recreation Department

MJH:pm

June 22, 1994

Mr. Mike Heitz
Director
City of Austin
Parks and Recreation Department
Austin, TX

Via Hand Delivery

Dear Mike:

Per our previous meetings over the past six months, I am forwarding to you a formal proposal packet with the request for drainage, storm sewer, and water/wastewater line use agreements between the City of Austin Parks and Recreation Department and Circle C Land Corp.

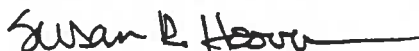
I hope that you will find all of the information you need contained herein. Essentially, in this packet, we are proposing that we be granted all of the requested use agreements. We have emphasized that our engineers have recommended the minimum necessary agreements and that there will be no future requests.

With regards to the South Bank Interceptor, the City of Austin has already approved the construction plans. The tree survey, and a replacement cost analysis are enclosed for your information. Our replacement cost analysis, according to your \$27.00 per inch figure shows approximately \$23,500 in tree replacement costs and \$27,700 in restoration costs. Per your suggestion, we are happy to commit to the construction of 4000 feet of granite hike and bike path (most of which would be located on top of the line), adjacent restoration, wildflower plantings and trees for compensation for replacements. We estimate this to be approximately \$52,000 in improvements. An additional benefit of the wastewater line is that it provides the capacity for installation of permanent restrooms in the developed park area near the soccer fields.

We have been working with Peter Marsh of your staff on all of the necessary requirements to forward this request to the Parks Board. I believe our proposal is sound and benefits both the park and Circle C by moving forward in a planned and coherent manner.

Thank you for all of your help.

Sincerely,



Susan R. Hoover
Special Projects Manager

cc: Stuart Strong, Deputy Director

SLAUGHTER CREEK METROPOLITAN PARK

**Requests for Drainage, Storm Sewer, and
Water/Wastewater Line Improvement Use Agreements**

June, 1994

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**Requests for Drainage, Storm Sewer, and
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SUMMARY

Circle C Land Corp. and the City of Austin Parks and Recreation Department have worked for a number of years on a master plan for Slaughter Creek Metropolitan Park. In order to see the master plan come become a reality, Circle C has contributed over \$1.3 million to the park for improvements such as soccer fields, trees, wildflowers, hike and bike trails, playscapes, etc. Other entities such as the City of Austin and Texas Parks and Wildlife Department have contributed to amenities such as the Veloway and other park improvements. As a regional park, these amenities benefit numerous citizens of Southwest Austin, as well as a number of recreational and athletic organizations and social and business groups.

The master plan for the park includes developed park amenities, acres of undisturbed areas, and sensitive treatment of areas that are necessary to utilize for drainage and water and waste/water improvements for the municipal utility districts. Until the development of the Veloway, Circle C Land Corp. held a blanket easement on the park for such activities. As a requirement from the State of Texas on the Veloway project, the blanket easement was dropped.

Consequently, Slaughter Creek Metropolitan Park has been left in an incomplete and unfinished condition, rather than moving forward according to the original plan. Circle C Land Corp. is requesting that the following use agreements be granted in order complete the master plan. Approval of these use agreements through a comprehensive one-time approach benefits the park and its users by:

a) ensuring that the absolute minimum number of use agreements are requested, and by providing the security that no further easements will be necessary in the future;

b) therefore, this approval enables Circle C to continue contributing to park improvements which have been requested and approved by the Parks and Recreation Department. Without such contributions, these improvements would most probably, due to lack of funding, never be implemented.

The following package describes the existing and requested use agreements in detail, contributions to the park by Circle C Land Corp., and agreements for restoration and/or improvement of land temporarily disturbed by water, wastewater, and drainage improvements that would be constructed in the use agreement areas.

SLAUGHTER CREEK METROPOLITAN PARK

INTRODUCTION AND BACKGROUND

With the initial formation of Circle C Ranch in 1984, over 400 acres of prime land located in Southwest Travis County were dedicated to the City of Austin as permanent parkland. In 1990, an additional 51 acres were donated to the City of Austin by Circle C Land Corp. as part of the project to construct the Veloway. To date, the Veloway, seven soccer fields, and a variety of amenities such as children's playscapes, a basketball court, hike and bike trails two sand volleyball courts, picnicking areas, a pee wee baseball field and a Frisbee golf course have been developed as park improvements.

This scenic park, which borders Slaughter Creek, is home to countless native live oaks, Texas prairie grasses and an abundance of wildflowers. Hill Country terrain, the creeks, and natural limestone formations serve to make it one of the most beautiful parks in the Austin area. The park improvements and the Veloway have been positioned at either end of the parkland with vast areas of undisturbed natural land in between, and are linked by a four mile hike and bike trail. Master planning, which features elements such as shared parking with Bowie High School for the Veloway and consolidation of developed park amenities at the west end of the park, allows many acres of land to remain in their natural condition for the promotion of wildlife and native flora and fauna.

The diversity and size of the park preserves its natural beauty while promoting a variety of compatible uses. These include formal use by the Austin soccer community, Frisbee golf associations, hiking and caving organizations, AISD and private school science programs, business organizations and church groups. A significant cave clean-up project by the Cave Management Association is currently underway at Midnight Cave, which is located near the soccer fields. Major fund-raisers for community charities including the American Cancer Society, the Cystic Fibrosis Foundation, the Pediatric Aids League, the Austin Community Volunteer Center, the American Diabetes Foundation, and many others have been held at the Veloway. The Kid's Triathlon, the Austin Runner's Club, the Texas State Bicycle Association, the Bulgarian World Cup Soccer Team and others have utilized the unique features of this park and surrounding community for a variety of sports events.

Informal and recreational use of both the developed amenities and naturalized areas has been significant in the park. Families and individuals from adjacent neighborhoods such as Oak Creek Park, Deer Park, Maple Run, Granada Hills, Scenic Brook, Oak Hill and a number of other southwest Austin neighborhoods visit the park frequently. Although use is heavy on both a weekday and weekend basis, the park remains in outstanding condition, well maintained by the Parks Department and respected by its users.

CONTRIBUTIONS TO SLAUGHTER CREEK PARK FROM CIRCLE C LAND CORP.

From its inception as a master-planned community, Circle C recognized the park as an invaluable resource for people who live not only in Circle C, but in all of the surrounding areas. Significant resources and careful planning have resulted in one of Austin's finest and most used park areas. With partners like the City of Austin and Texas Parks and Wildlife Department, well designed facilities have been developed in a methodical and sensitive way.

To date, Circle C has made the following contributions to Slaughter Creek Metropolitan Park:

Creation of Seven Regulation Soccer Fields	\$450,000
Donation of 51 Acres for Veloway Project	\$619,200
Cash Donation for Veloway/Park Improvement Project	\$175,000
Wildflower Planting Program	\$30,000
Veloway Maintenance and Operation (1993)	\$25,000
Veloway Maintenance and Operation (1994)	1,000
Soccer Field Water and Additional Maintenance (1993)	\$21,000
Preparation of Soccer Fields #6 & #7 for Bulgarian World Cup Soccer (1994)	\$12,000
Total:	\$1,333,200.00

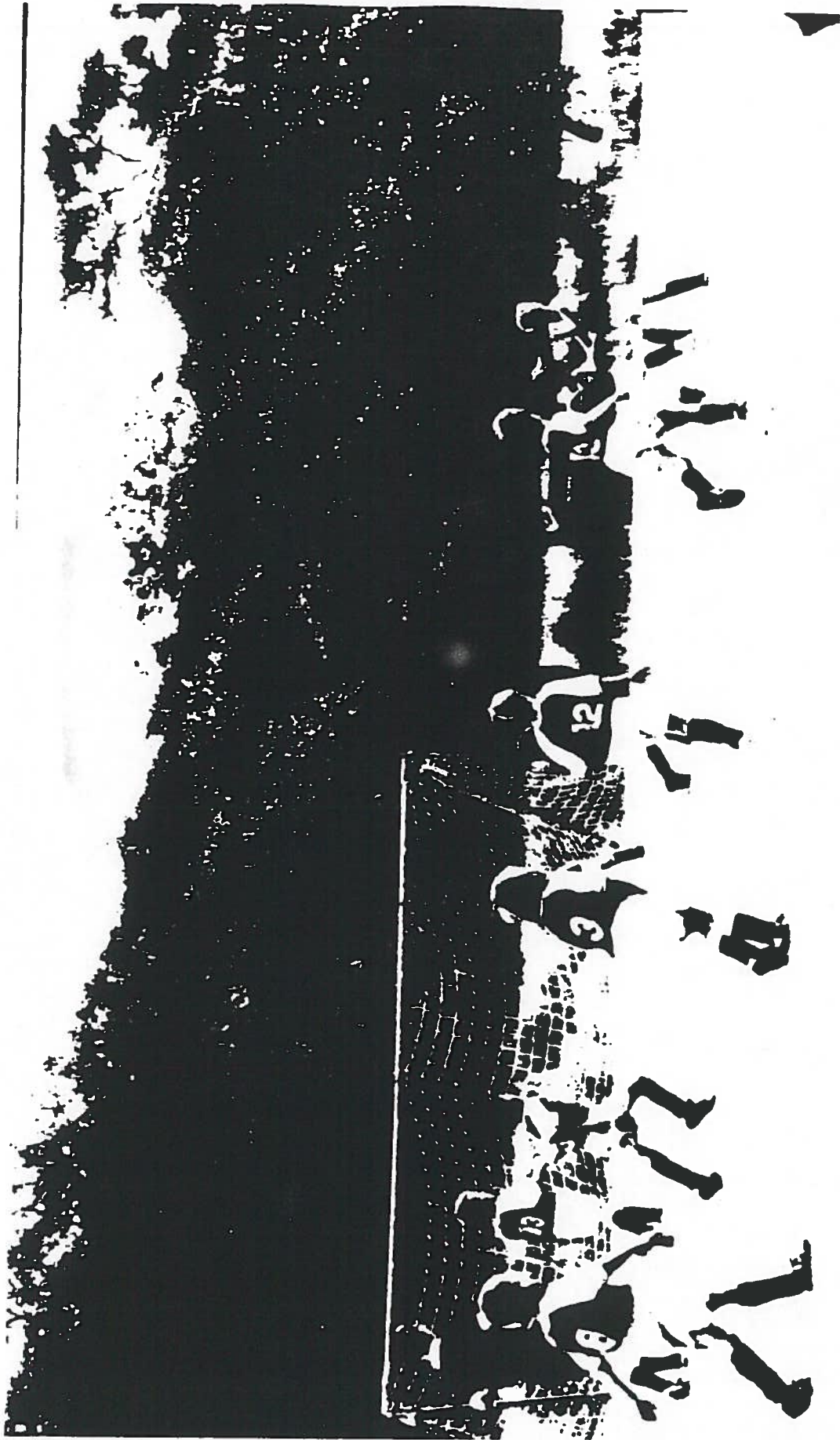
Additionally, in-kind donations such as trash pick up, clearing, tree trimming, etc. as well as participation on special projects have been provided in an informal partnership with the Parks and Recreation Department. Security officers from Circle C regularly patrol the park area in the evenings, providing extra protection for the park.



Slaughter Creek
Metropolitan Park



Children's Playscape
(Developed Area)



Soccer Complex

EXISTING USE AGREEMENTS

Slaughter Creek Metropolitan Park exists adjacent to thriving Southwest neighborhoods such as Circle C Ranch, Oak Creek Park, Maple Run, Scenic Brook, Oak Hill and others, as well as next to the new National Wildflower Research Center. The parkland is considered, as stated above, a prime amenity for residents of this part of Austin. With the addition of the Wildflower Center, it is anticipated that Slaughter Creek Metropolitan Park will be heavily used by tourists as they visit this major Austin attraction.

In order to progress in the most sensitive way, a master plan for the park with regard to necessary development related improvements was designed by Circle C and the City of Austin Parks and Recreation Department. Great care was taken by all engineers and designers to minimize, protect, and restore all areas impacted by development. The master plan ensures that only necessary improvements are constructed or proposed. From the initial donation of land, Circle C held a blanket easement for use of parkland as necessary for subdivision development.

To date, the following development-related improvements have been made. All of these are water, wastewater and drainage improvements controlled and managed by the Circle C Municipal Utility Districts. The MUDs are also responsible for maintenance and care for these improvements until such time that the City of Austin assumes ownership.

1. **Drainage headwalls and channels.**

Purpose: To direct water from uplands areas to critical water quality zones without unduly flooding parkland.

Construction: All drainage improvements were built per COA and PARD approved construction standards. Channels were created by removing small amounts of dirt and reseeding with plant materials to create an erosion free waterway.

Impact on Parkland: Very Minimal

Restoration/Improvements: Headwalls are located near roadways to reduce visual impact on parkland. Channels have been reseeded with native grasses and wildflowers and are regularly cleaned and maintained by the Municipal Utility Districts. These improvements ensure that water does not unnecessarily erode and flood parkland.

2. Drainage areas adjacent to environmental control ponds

Purpose: To direct water into environmental control ponds for detention and/or filtration purposes.

Construction: Drainage areas meet all City of Austin and PARD construction standards. Channels and/or swales have been created by removing a small amount of dirt and reseeding with plant materials to create an erosion free waterway.

Impact on Parkland: Very Minimal

Restoration/Improvements: All areas have been reseeded with native grasses and wildflowers and are cleaned and maintained on a regular basis.

3. Water/Wastewater Lines. Two water/wastewater lines currently exist in Slaughter Creek Metropolitan Park.

Purpose: To provide water/wastewater service to for the benefit of Circle C Municipal Utility Districts and their customers.

Construction: Per COA permitting process, PARD Construction Specifications, and on-site review. Construction of underground twelve inch pipe was inlaid along the route shown on the attached map.

Impact on Parkland: Moderate during construction. An area approximately 10' wide was disturbed during construction. Line was walked on site with PARD in order to secure an alignment that preserved as many trees as possible.

Restoration/Improvements: After installation of the water/wastewater line, a hike and bike trail was installed as a permanent park improvement on top of the line, from the west boundary of the park to MoPac. Adjacent areas were reseeded with native grasses and wildflowers.

The Veloway was installed on top of a significant portion of the water/wastewater line that was in ground on the far east end of the park. Due to this, the Veloway was constructed with the removal of less than five trees for the entire project.

The attached map shows existing and requested use agreements.

REQUESTED USE AGREEMENTS

Under the terms of the Texas Parks and Wildlife Grant for the Veloway and park improvements, the blanket easement for use of parkland by Circle C was relinquished for the overall good of the project. Essentially, the release of the blanket easement has left Slaughter Creek Park in an unfinished and unplanned condition. With cooperation of the planning division of Parks and Recreation, we have developed a request which eliminates a piecemeal approach to the park and preserves the master plan concept by providing a coherent approach that emphasizes minimum impact, sensitive construction and restoration or improvement to disturbed areas. The requested use agreements fall into three categories as described in the following pages.

DRAINAGE USE AGREEMENT EXTENSIONS

Purpose: To direct water from uplands areas to critical water quality zones without unduly flooding parkland. These are merely extensions of existing use agreements (recorded at the time of the abandonment of the blanket easement) which allow existing channels to tie into the critical water quality zone.

Construction: None required.

Impact on Parkland: These are already in existence with a minimal impact as shown in the following photograph.

Restoration/Improvements: None required. These channels are regularly inspected and maintained by the Municipal Utility Districts.

Requested use agreements of this type are shown on the attached map. There are twelve of this type required.



**Drainage Channel
(Drainage Easement)**

STORM SEWER USE AGREEMENTS

Purpose: A storm sewer easement is necessary to allow construction of a small (6") outflow pipe that directs filtered water from an environmental control pond back to the stream bed.

Construction: Outflow pipes meet all specification standards of the City of Austin and PARD Construction Standards. This type of pipe requires approximately 6' width of disturbed area during construction. Prior to construction, an on-site review will be held with a representative from PARD to design the best route to preserve trees. Preliminary review of the proposed areas indicate that this will be possible and that no trees will be affected.

Impact on Parkland: During construction, there will be a minimal impact on immediate construction area. Within six months, the area will be restored to a naturalized meadow area. Photographs of this condition are attached.

Restoration/Improvements: As shown in the following photographs, the area will be reseeded with native grasses and wildflowers. The channel areas will be regularly cleaned and maintained by the Municipal Utility Districts. Photographs of both the pipe and the outflow area are attached.

Number needed: Three storm sewer use agreements will be necessary.

Location/Treatment: The locations are shown on the attached map.



Outflow Pipe Construction Area
(Six Months After Construction)



Outflow Pipe Channel
(Storm Sewer Easement)

**Drainage Channel
(Drainage Easement)**



WATER/WASTEWATER USE AGREEMENTS

Purpose: To provide water and waste water service to the Municipal Utility Districts and its customers by tying into existing water/wastewater lines and to provide wastewater service in the park. An easement for use of a significant portion of the line is already held by Circle C Land Corp. The request here is for a use agreement to construct the tie-in portion of this line, as well as secondary areas in remote locations of the park that tie into existing lines.

The major proposed wastewater line will allow future development of permanent restroom facilities in the developed area of the park near the soccer fields. Permanent restrooms have been repeatedly requested by users of the park and provide a more environmentally sound solution than the currently used porta-cans.

Other requested use agreements for water/wastewater lines provide smaller areas for construction of lines to that tie into existing systems. All of these are located in remote or undeveloped areas of the park. Preliminary on-site surveys indicate either no or very minimal tree cover at all secondary locations. Alignment of these lines could be easily adjusted within the easement to avoid destruction of trees. Restoration with native grasses and wildflowers will occur as a routinely.

Construction: Construction of all water/wastewater lines will occur according to plans submitted and approved by the City of Austin Planning Department and PARD. The major wastewater line located west of Escarpment has been approved by the City of Austin and has undergone an on-site review by PARD for alignment and preservation of trees.

Impact on Parkland: During construction, impact on parkland would be moderate. Since construction will occur primarily in undeveloped areas, impact on improvements would be minimal.

Restoration/Improvements: A tree survey with replacement costs of the approved alignment, for the major wastewater line, both according to City of Austin Environmental requirements and PARD requirements, are as follows:

City of Austin Environmental	72 inches replacement	
PARD Requirements	874 inches/ \$27.00 per inch	\$23,598.00

In addition, at the request of the Parks and Recreation Department, Circle C will assume responsibility for constructing a granite hike and bike trail. The majority of this trail would be placed on top of the wastewater line, consistent with previous treatments in the park. Additional hike and bike trail would be provided to complete a loop at the west end of the park in accordance with the master plan. Our estimates for construction and completion of the trail are as follows:

4000' of six foot wide granite path/ estimated \$8.50 per foot construction cost.

Total:	\$34,000.00
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Restoration of adjacent areas next to granite path: (2600 l.f. of use area)	\$10,450.00
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Total Replacement Costs to be provided:	\$44,450.00
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If the area were to be restored rather than improved a total of \$27,720 in restoration costs would be incurred. When added to the \$23,300 in tree replacement costs according to PARD standards, a total cost of \$51,500 has been incurred. In order to even out the balance, Circle C proposes the following improvements in addition to the hike and bike trail:

Installation of wildflowers in park area (1994)	\$2500.00
Installation of wildflowers in park area (1995)	\$2500.00
Installation of ten trees in agreed area	\$2500.00
Total additional contributions:	\$7500.00

In summary, according to PARD standards, approximately \$51,000 in costs will be incurred with the construction of the major wastewater line. Circle C proposes to compensate by providing improvements to the park which include a hike and bike trail, restoration of adjacent areas, installation of additional wildflowers in the park, and installation of ten trees. Total costs of these improvements total: \$51,950.00

All secondary tie in water or wastewater lines (approximately 3650 linear feet total and no significant trees) would be restored to their original condition at the cost of \$4.50 per linear foot for a total of \$16,016.

A map of the requested use agreement areas and the proposed hike and bike trail are attached.



Hike and Bike Trail
W. A. Anderson Park

[illegible]

Proposed

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